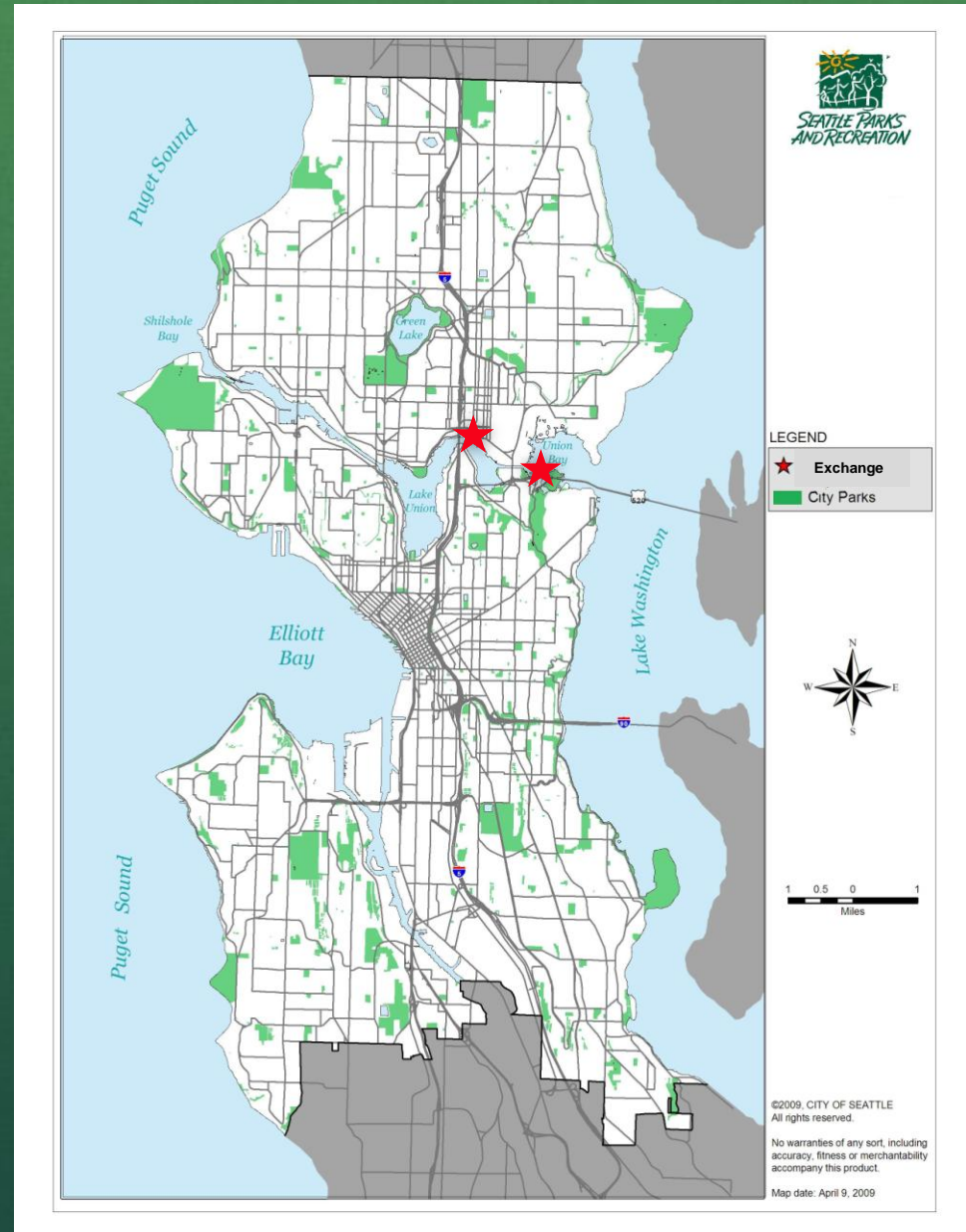


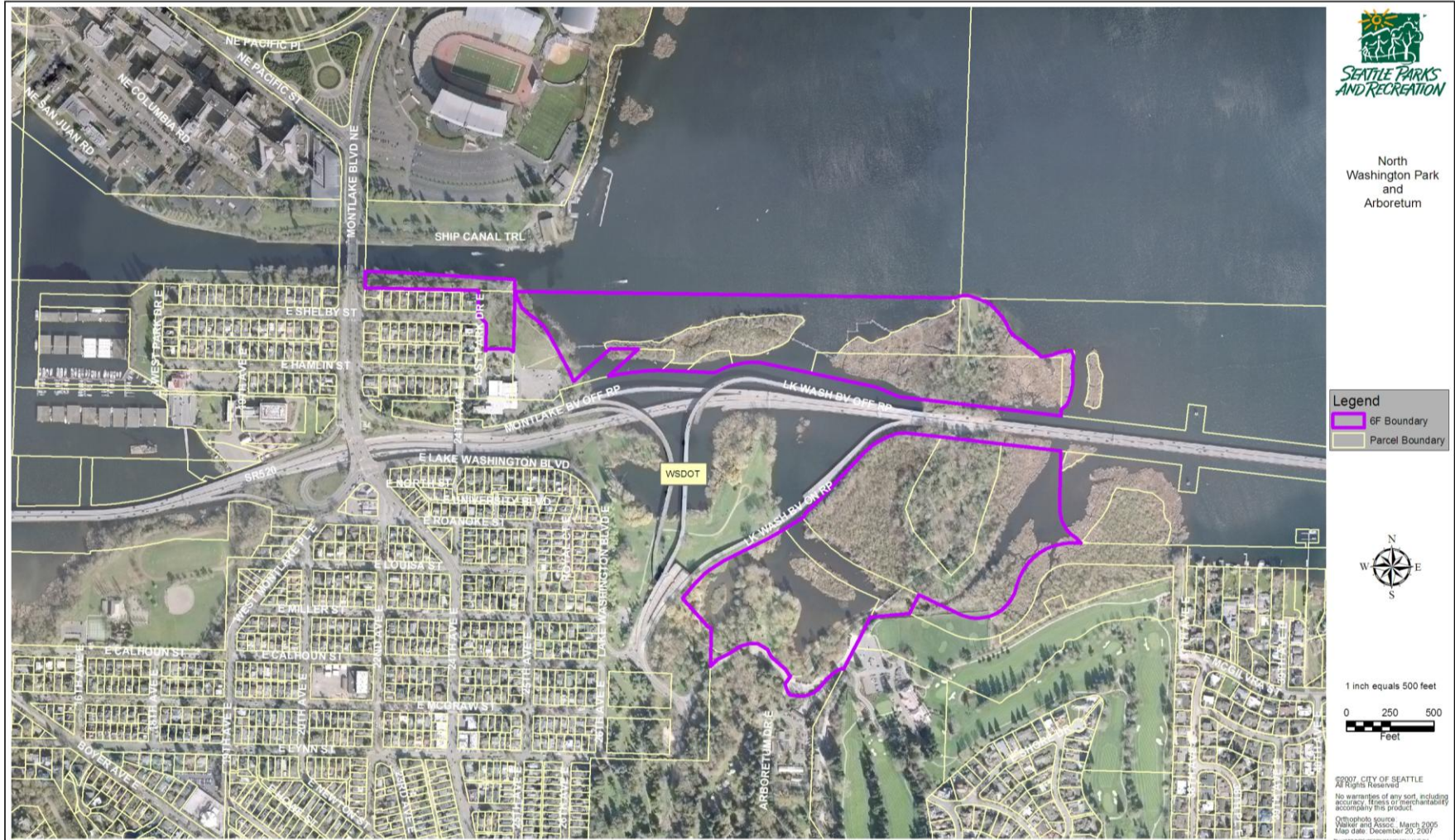
# Bryant Building Exchange Legislation

## Summary:

- Redevelopment of SR 520 converts a portion of the Arboretum from park to highway use.
- Affected properties must be replaced with like property.
- Authorizes the Superintendent of Parks and Recreation to enter into five separate agreements related to SR520 and its impact on the Arboretum's Lakeside Trail and the Ship Canal Waterfront Trail.



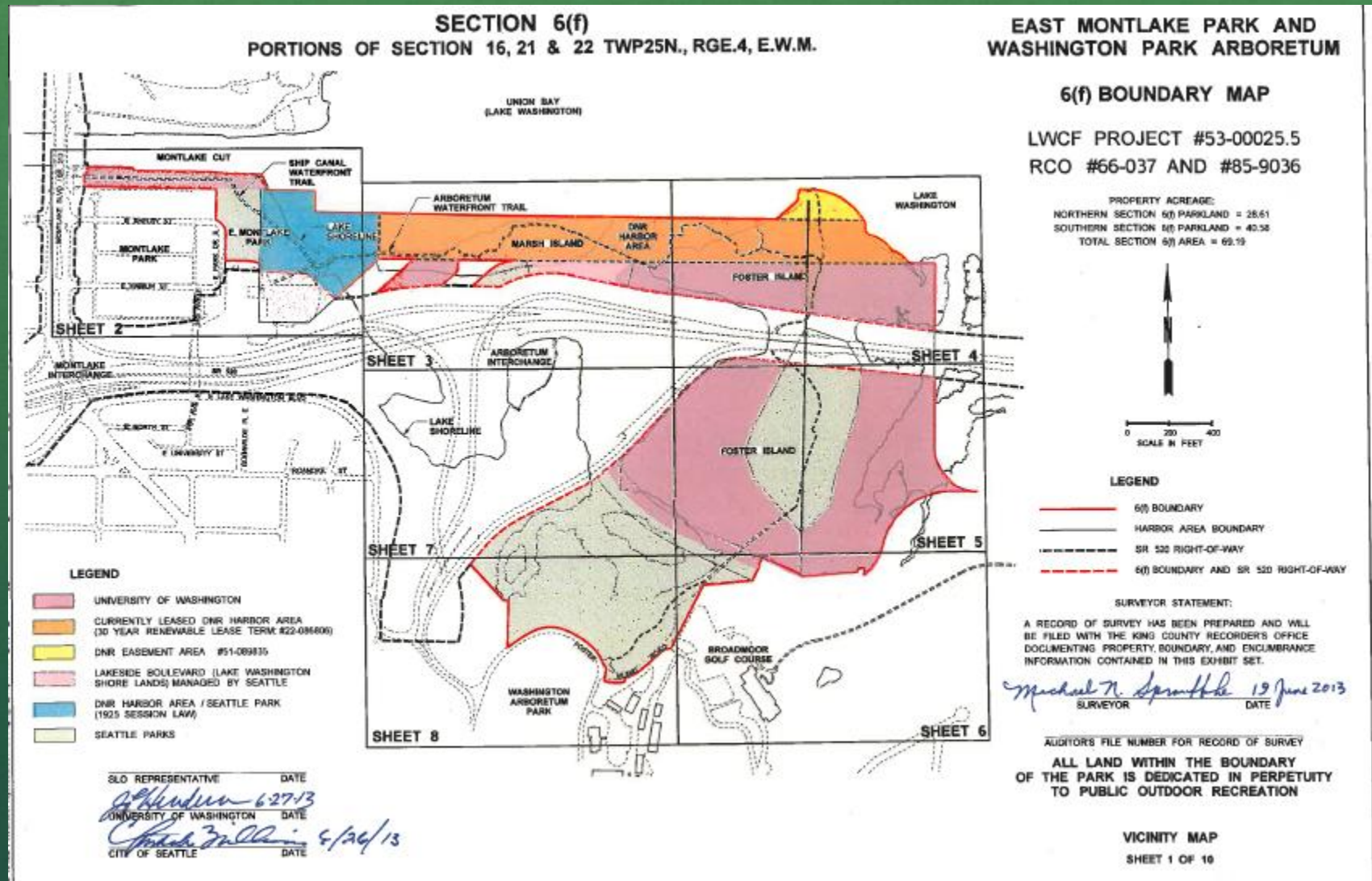
# Bryant Building Exchange Legislation



6(f) Area

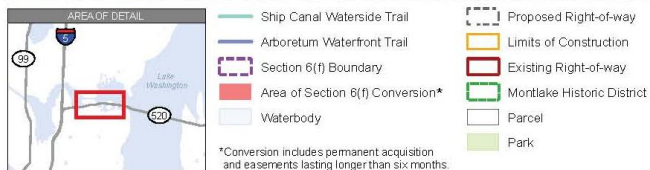
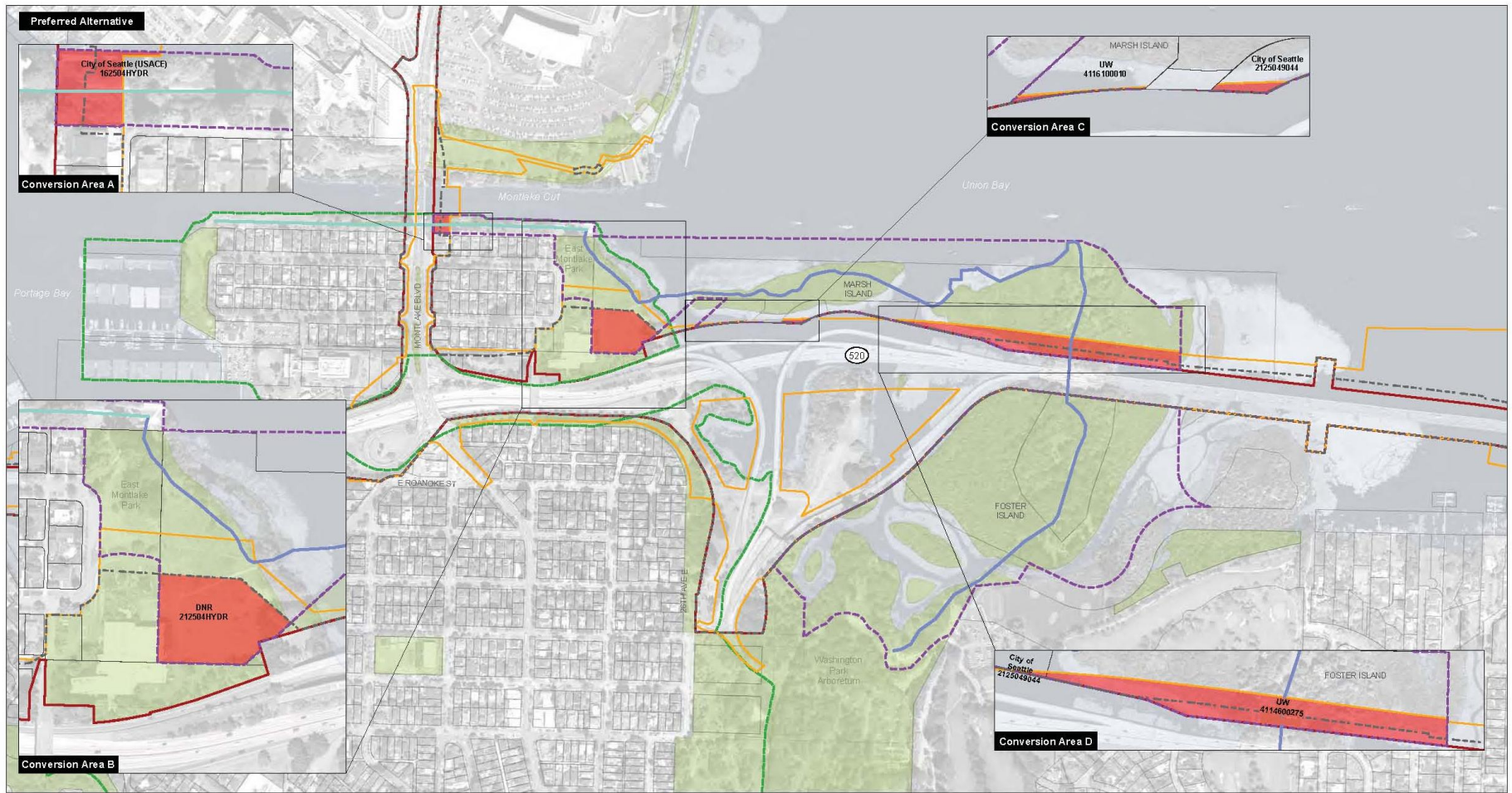


# Bryant Building Exchange Legislation



6(f) Area survey

# Bryant Building Exchange Legislation



Source: King County (2006) Aerial Photo, CH2M HILL (2008) GIS Data (Park and Trails), City of Seattle (2009) GIS Data (Section 8(f) Boundary). Horizontal datum for all layers is NAD83(91); vertical datum for layers is NAVD88.

Note: The Section 6(f) boundary depicted on this map is based on a map dated Aug 12, 2009 developed by the City of Seattle in consultation with the RCO, NPS, and the University of Washington.



**Exhibit 4. Section 6(f) Boundary and Converted Area**

SR 520, I-5 to Medina: Bridge Replacement and HOV Project  
Environmental Evaluation of Section 6(f) Replacement Sites



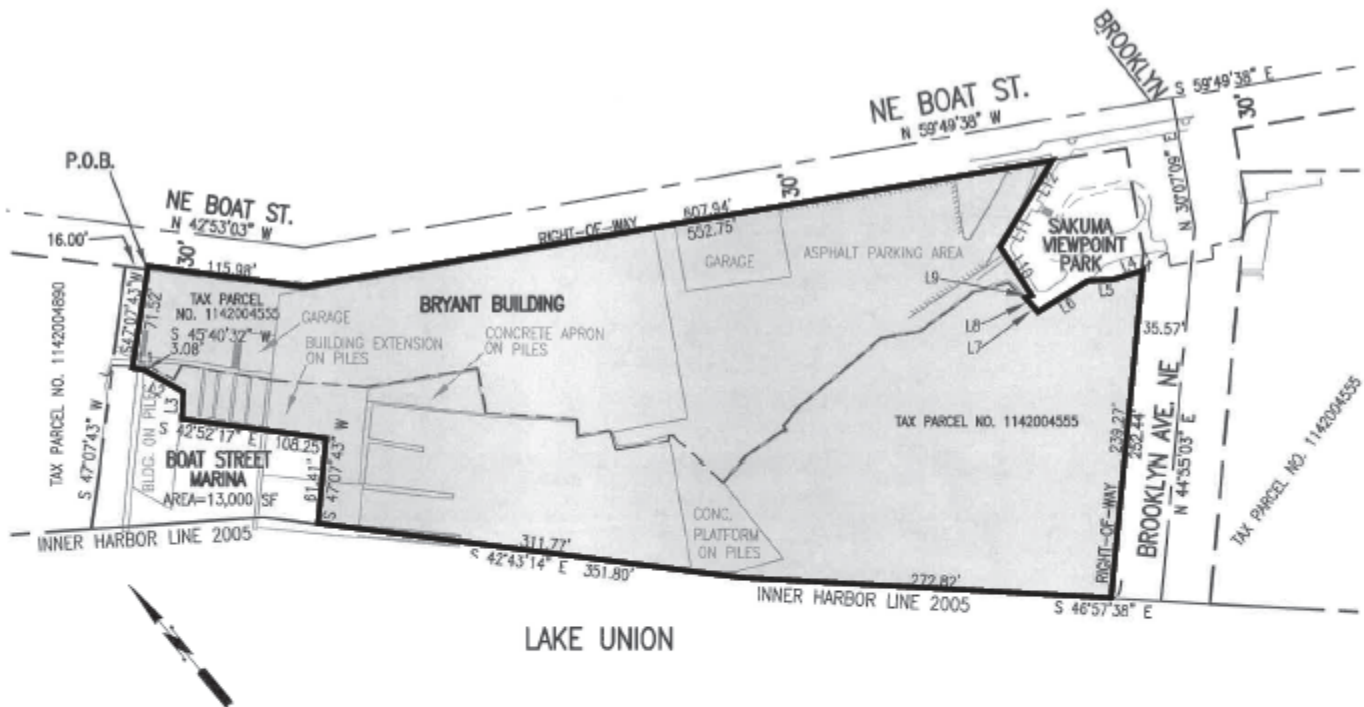
# Bryant Building Exchange Legislation



Bryant Building site



# Bryant Building Exchange Legislation



## BRYANT SITE PARK

1117 NE Boat St. Seattle, WA

### 6 F Boundary Map

LWCF Proj # 53-00025.5

RCO # 66-037 and #85-9036

Property Acreage:  
Upland - 1.62 acres  
Submerged - 1.97 acres  
TOTAL - 3.59 acres

#### LEGEND

----- APPROPRIATE SHORELINE AT TIME OF SURVEY  
(LESS PARK & MARINA) - 737 LF  
█ 6F PARK AREA

SCALE IN FEET



February 21, 2013

Surveyor Statement:

THE PROPERTY INFORMATION INCLUDED ON THIS MAP IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE FOR THE PURPOSES OF IDENTIFYING THE LANDS TO BE PROTECTED UNDER SECTION 6 F 3 OF THE LWCF ACT

SURVEYOR DATE

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 48°09'14" E	7.19'
L2	S 20°29'22" E	32.49'
L3	S 45°45'47" W	19.95'
L4	N 73°04'49" W	13.79'
L5	N 53°53'50" W	28.80'
L6	N 84°40'45" W	42.28'
L7	N 01°09'06" W	9.58'
L8	N 04°55'53" W	3.67'
L9	S 85°12'28" E	5.38'
L10	N 06°42'52" E	41.31'
L11	N 69°44'51" E	34.97'
L12	N 70°00'28" E	38.87'

SLO REPRESENTATIVE DATE

UNIVERSITY OF WASHINGTON DATE

CITY OF SEATTLE DATE

[ALL LAND WITHIN THE BOUNDARY OF THE PARK IS DEDICATED  
IN PERPETUITY TO PUBLIC OUTDOOR RECREATION]

# Bryant Building Exchange Legislation

The following 5 agreements are being authorized by this proposed legislation:

## **1. Three Party Real Estate Agreement (WSDOT, UW, City of Seattle)**

- Designates the Bryant Building site as the 6(f) replacement property.
- Describes how the UW will be compensated for the Bryant Building site.

## **2. Bryant Site Real Estate Purchase and Sales Agreement UW-City of Seattle**

- Transfers the Bryant site to the City.
- Requires the City to lease the site back to UW at no cost through 2016 (see below).

## **3. Leaseback Agreement**

- Authorizes the City to lease the property back to UW after closing until 2016 for the University Police and at no cost.

# Bryant Building Exchange Legislation

## 4. Bryant Project Development Agreement

- Funding for the remediation and development of the Bryant Building site.
  - Potential remediation estimates range between \$4 and \$10 million.
  - The UW will contribute \$2,389,500.
  - WSDOT will contribute \$9 million.
  - Outlines how the development will proceed.

## 5. Operation and Maintenance Agreement for Bryant Site Park

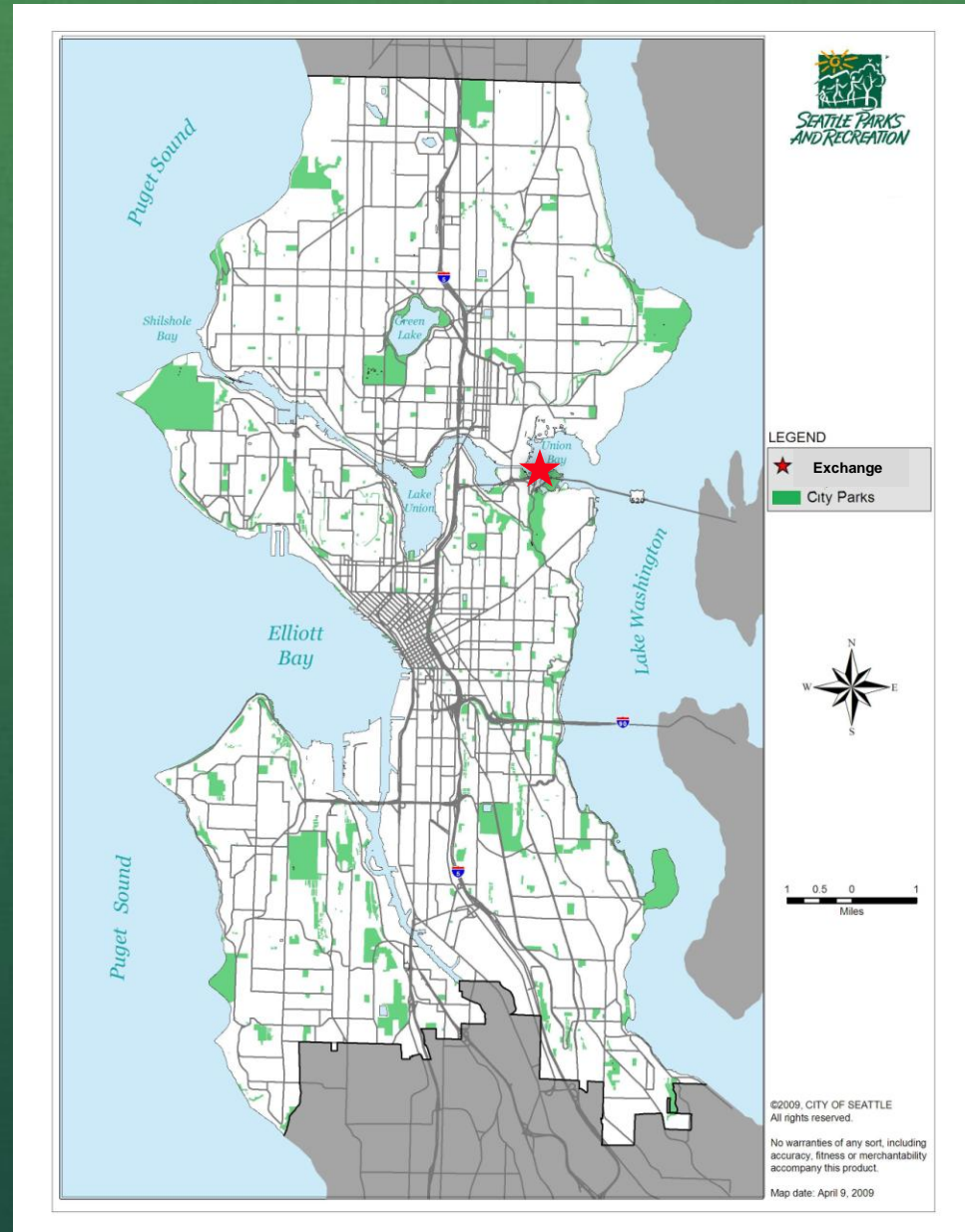
- Describes the standards to which the new park will be maintained.
  - Annual costs are estimated to be approximately \$37,000.
  - UW will have the right to schedule events 10 days per year



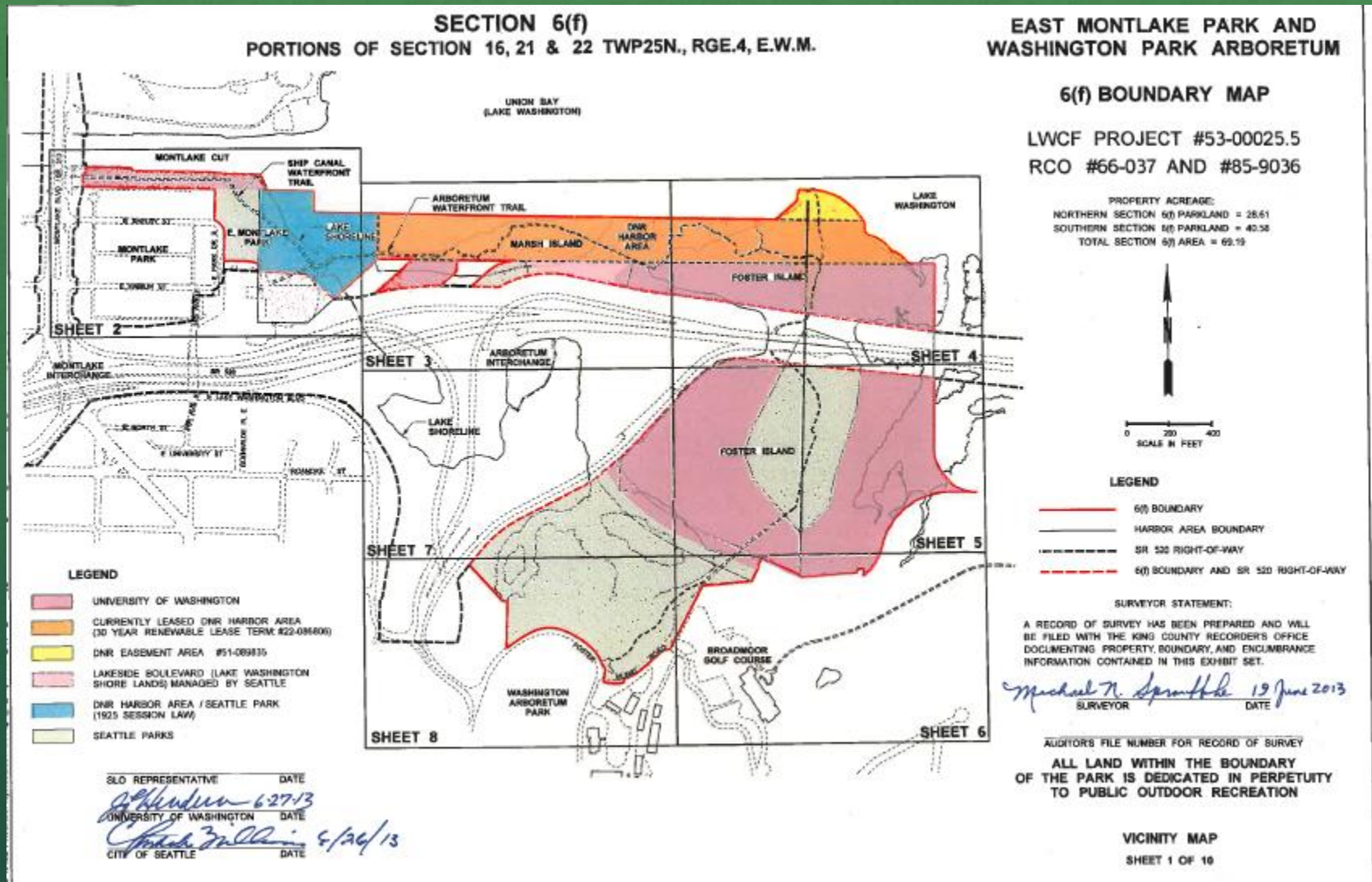
# DNR Lease and Easement Legislation

## Summary:

- The total extent of park improvements developed with federal funds is referred to as the 6(f) project area.
- There is a federal requirement that all property within the 6(f) project area be under the control of the City for future management purposes.
- This legislation authorizes the Superintendent of Parks and Recreation to enter into three agreements with the Department of Natural Resources to give the City control over DNR's lands within the project area.



# DNR Lease and Easement Legislation



6(f) area showing draft Easement, Lease and Waterway Permit areas



# DNR Lease and Easement Legislation

The following 3 agreements are being authorized by this proposed legislation:

## 1. Aquatic Lands Easement:

- Gives the City control over DNR property at Washington Park Arboretum at no cost;
- Improvements include dirt and woodchip walking paths..

## 2. Aquatic Lands Lease:

- Gives the City control of DNR's aquatic lands within the Washington Park Arboretum at no cost.
- Improvements include two bridges with concrete surface, multiple walking paths with woodchip surface, a raised wooden observation deck, and an overwater path with decking surface and support pilings.

## 3. Waterway Permit:

- Gives the control of DNR's waterway 3a within the Washington Park Arboretum at no cost;
- The Property contains open water with no improvements.